Baltimore County Zoning Commissione Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

89-33 31-32

June 22, 1988

Dennis F. Rasmussen

414

N38,025

Deborah C. Dopkin, Esquire COOK, HOWARD, DOWNES & TRACY 210 Allegheny Avenue P.O. Box 5517 Towson, MD 21204

> RE: { Item #414* Case #89-33A * Scheduling Early Hearing Date

Dear Ms. Dopkin:

Thank you for your letter of May 23, 1988 to J. Robert Haines, Zoning Commissioner requesting an early hearing date, which has been referred to me for reply.

Your reasons for requesting an early hearing date and the hardships claimed appear to be valid reasons for this office to afford you every possible consideration regarding an expedient hearing and subsequent decision. I can assure you, that the Zoning Commissioner is dedicated to providing you with the earliest possible hearing date. Considering the enormous workload demands on this office and compliance with the time tables in the zoning law it is very difficult to change hearing dates.

At this time in the processing, July 28 at 2 p.m. is a possible date and time. Even if there would be time available earlier on the docket, there are required time frames and minimum processing times necessary to comply with the zoning law including posting and advertising which prevents an earlier date.

I regret any inconvenience that this possible date may cause you, and I would emphasize that you have the earliest possible date at this time.

> Very truly yours, - JAMES E. DYER Zoning Supervisor

> > By: W. Carl Richards, Jr. Yoning Consdiantam

to the zoning commissioner of Baltimore county: 89-33-4The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section identification signs with a total square footage of 12.5 sq. ft. in lieu of the permitted one 50 sq. ft. sign and Section 413.6(f) to allow two stationary park identification signs with a total square footage of 12.5 sq. ft. in lieu of the permitted one 50 sq. ft. sign and Section 413.6(f) to allow two stationary freestanding park identification signs with a total square footage of 144 sq. ft. in lieu of the permitted one 150 sq. ft. sign

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for

following reasons: (indicate hardship or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

WA7.390 I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this openition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser:

(Type or Print Name)

Legal Owner(s): McDonogh School, Inc. (Type of Ppint Name) Signature Dr. William C. Mules, Headmaster (Type or Print Name)

City and State Attorney for Petitioner John B. Howard

McDonogh Rd 363,0600 McDonogh MD 21208 City and State

Name, address and phone number of legal owner, con-210 Allegheny Avenue4 tract purchaser or representative to be contacted John B. Howard Towson, Maryland 21204 Name 210 Allegheny Avenue

Towson, Maryland 21204 823-4111 823-4111 Attorney's Telephone No.: _____

County, on the Sth day of July, 1988, at 2 o'clock

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY 210 ALLEGHENY AVENUE

P.O. BOX 5517

TOWSON, MARYLAND 21204

JAMES H. COCK JOHN B. HOWARD DAVID D. DOWNES DANIEL O'C. TRACY, JR. JOHN H. ZINK, 五 JOSEPH C. WICH, JR HENRY B. PECK, JR. HERBERT R. O'CONOR, III THOMAS & HUDSON C. CAREY DEELEY, JR. M. KING HILL, 🎞 🗀

Zoning Commissioner

Dear Mr. Haines:

111 W. Chesapeake Avenue

Towson, Maryland 21204

TELEPHONE (301) 023-419 TELECOPIER (301) 821-0147 DIRECT DIAL NUMBER (301) 494-9167 GEORGE K. REYNOLDS, III May 23, 1988 ROBERT A. HOFFMAN CYNTHIA M. HAHN J. Robert Haines.

Re: McDonogh School, Inc.

Item No.: 414 414

JUDITH A. ARMOLD DEBORAH C. DOPKIN KATHLEEN GALLOGLY COX KEVIN H. SMITH J. MICHAEL BRENNAN H. BARRITT PETERSON, JR KATHRYN L KOTZ JAMES K. MACALISTER REGAN J. R. SMITH JAMES D. C. DOWNES

on behalf of McDonogh School, Inc., ("McDonogh Sirm filed a Petition for Variance from sections 413.6(d) and (f) of the Baltimore County Zoning Regulations in connection with signs proposed for the Owings Mills Corporate Campus. McDonogh

Based on the current docket, it is my understanding that the hearing on the Petition would not be scheduled until approximately the second or third week in August. The Petitioner's representative, Ellen G. Miller of K.S. Sweet Associates, will be out-of-town August 8 through August 31.

anticipates opening the Corporate Campus on November 1, 1988.

The material for the proposed signs is locally quarried stone and, as designed, fabrication of the signs requires that they be hand cut. The stone mason has advised McDonogh that the signs will take approximately three months to prepare. The Petitioner does not, of course, wish to authorize the costly and time consuming preparation of the signs unless and until a favorable determination is made.

Based upon the above, we are hereby requesting that the hearing be scheduled at the earliest opportunity and prior to August 8, 1988. Thank you for your kind consideration.

> Very truly yours, Deborah C. Dopkin Want

> > Dennis F. Rasmussen

DCD/AAM/bw cc: Ellen G. Miller James Dawson

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines

494-3353

Robert A. Hoffman, Esquire Cook, Howard, Downes & Tracy 210 Allegheny Avenue

Towson, Maryland 21204 RE: PETITION FOR ZONING VARIANCE

August 24, 1988

NE and SE/Corner of Painters Mill Road and Red Run Boulevard (McDonogh Road) 2nd Election District - 3rd Councilmanic District McDonogh School, Inc. - Petitioner Case No. 88-33-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

> Very truly yours, A, Robert Haines Zoning Commissioner for Baltimore County

JRH:bjs

cc: People's Counsel

IN RE: PETITION FOR ZONING VARIANCE NE and SE/Corners of Painters Mill Road and Red Run Boulevard . ZONING COMMISSIONER (McDonogh Road) . OF BALTIMORE COUNTY 2nd Election District 3rd Councilmanic District * Case No. 89-33-A

McDonogh School, Inc.

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit two stationary freestanding entrance identification signs with a total square footage of 12.5 sq.ft. in lieu of the permitted one (1) sign of 50 sq.ft. total; and to permit two stationary freestanding park identification signs with a total square footage of 144 sq.ft. in lieu of the permitted one (1) sign of 150 sq.ft. total, as more particularly described in Petitioner's Exhibits 1, 3 and 4.

The Petitioner, by its Counsel, Robert A. Hoffman, Esquire, appeared and testified. Also appearing on behalf of the Petition were Ellen G. Miller, of K.S. Sweet Associates, Project Coordinator for the Petitioner's Owings Mills Corporate Campus project, and George E. Gavrelis, a Planner with Daft-McDune-Walker, Inc. There were no Protestants.

Testimony indicated that the subject property, zoned O.T., is the site of the existing McDonogh School. Ms. Miller testified on behalf of the Petitioner that the Petitioner proposes establishing an employment and technology center, to be known as the "Owings Mills Corporate Campus," on a portion of its property located at the northeast and southeast corners of the intersection of Painters Mill Road and proposed Fed Run Boulevard. Ms. Miller emphasized the Petitioner's intention that the proposed center be a high-quality project. According to Ms. Miller, the Petitioner has tried to find appropriate locations, with reasonable visibility, for the kind of freestanding signs permitted by the zoning regulations but has been unable to do so. Instead, the Petitioner has decided on a gateway theme, consisting of stone retaining walls and a wood rail fence, for the Red Run Boulevard entranceway to the center or campus.

Mr. Gavrelis testified that, due to the County's established plans for realigning and widening Painters Mill Road and development plans for the segment of Red Run Boulevard lying immediately to the west of the Petitioner's property, it was necessary for the Petitioner to do extensive grading to meet the established Painters Mill Road/Red Run Boulevard intersection. Mr. Gavrelis testified that because of the grade differential, as well as the curvature of Painters Mill Road in the vicinity of Red Run Boulevard, there is no appropriate location for the kind of freestanding, double-taced signs permitted by Section 413.6.d and .f of the Baltimore County Zoning Regulations (B.C.Z.R.). He further stated that in his opinion, it would be very difficult or impossible to locate such signs where they could be seen but would not create obstructions to sight distance or jeopardize traffic safety. Mr. Gavrelis pointed out that the combined area of the signs being proposed by the Petitioner is well below the total area permitted by the B.C.Z.R. and that, as indicated by drawings of the proposed signs, they would be attractive and consistent in scale and design with the gateway structures for the entrance to the center as well as with the surrounding environment.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

with a total square footage of 144 sq.ft. in lieu of the permitted one (1) sign of 150 sq.ft. total, to be located on the entrance gates as shown in Petitioner's Exhibit 4, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable (or "30-day") appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) No additional advertising signs shall be permitted on the subject property without another public

for Baltimore County

JRH:bis

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. The Zoning Commissioner notes the fact that the Office of Planning and Zoning indicated its support of the requested variance, commenting that "{t}his is the type of attractive signage that should be encouraged in Baltimore County." It is also clear from the testimony that the proposed signs, as depicted in Petitioner's Exhibit 4, would not exceed the maximum area permitted by the B.C.Z.R. and would be attractive and in keeping with their surroundings.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of August, 1988 that the Petition for Zoning Variance to permit two stationary freestanding entrance identification signs of 12.5 sq.ft. total each, in lieu of the permitted one (1) sign of 50 sq.ft. total; and two stationary freestanding park identification signs

200 East Annsylvania Avenue Towson, Maryland 21204 Telephone: 301—296-3333 Land Planning Consultants Landscape Architects Engineers & Surveyors

Description '
Sign Parcel No. 1

A Portion of

McDonogh School, Inc. Property

Second Election District - Baltimore County, Maryland

Beginning for the same at a point situate where the southwesterly right-of-way line of Red Run Boulevard intersects the southeasterly right-of-way line of Painters Mill Road, said point being designated RW17 as shown on a plat of "Owings Mills Corporate Campus" and being recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 57, Page 59, thence leaving said point and running and binding on the southwesterly right-of-way line of Red Run Boulevard aforesaid, referring all courses and distances of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the two following courses and distances, viz: (1) South 84 degrees 47 minutes 07 seconds East 37.49 feet, and thence (2) South 36 degrees 34 minutes 06 seconds East 44.79 feet, thence leaving said right-of-way line and running across Lot One as shown on the aforesaid plat the two following courses and distances, viz: (3) South 53 degrees 25 minutes 54 seconds West 67.00 feet, and thence (4) North 40 degrees 14 minutes 44 seconds West 67.69 feet to intersect the aforesaid southeasterly right-of-way line

Page 1 of 2

:

of Painters Mill Road, thence running and binding on a portion thereof (5) Mortheasterly 43.44 feet along the arc of a curve to the right having a radius of 1,678.24 feet (said arc being subtended by a long chord bearing North 50 degrees 29 minutes 46 seconds East 43.44 feet) to the point of beginning. Containing 0.102 acres of land more or less.

Being a portion of that parcel of land which by deed dated

November 2, 1872 and recorded among the Land Records of Baltimore

County, Maryland in Liber E.H.A. 77, Folio 137 was granted and

conveyed by William G. Harrison to William A. Stewart et al., Board

of Trustees of the McDonogh Educational Fund and Institute.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

May 3, 1988

Our Job No. 82013-G (L82013G)



Page 2 of 2

DAFT-M-CUNE-WALK



200 Eas Pennsylvania Avenu Towson, Maryland 21204 Telephone: 301—296-3333 Land Planning Consultants Landscape Architects Engineers & Surveyors

Description

Sign Parcel No. 2

A Portion of

McDonogh School, Inc. Property

Second Election District - Baltimore County, Maryland

Beginning for the same at a point situate where the northeasterly right-of-way line of Red Run Boulevard intersects the southeasterly right-of-way line of Painters Mill Road, said point being designated RW19 as shown on a plat of "Owings Mills Corporate Campus" and being recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 57, Page 59, thence leaving said point and running and binding on a portion of said southeasterly right-of-way line of Painters Mill Road referring all courses and distances of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (I) Northeasterly 44.11 feet along the arc of a curve to the right having a radius of 1,686.24 feet (said are being subtended by a long chord bearing North 57 degrees 02 minutes 05 seconds East 44.10 feet), thence running across Lot Two as shown on the aforesaid plat the two following courses and distances, viz: (2) South 32 degrees 12 minutes 58 seconds East 69.34 feet, and thence (3) South 53 degrees 25 minutes 54 seconds West 67.00 feet to intersect the northeasterly right-of-

Page 1 of 2

way line of Red Run Boulevard aforesaid, thence running and binding on said line the two following courses and distances, viz: (4) North 36 degrees 34 minutes 06 seconds West 46.94 feet, and thence (5) North 11 degrees 57 minutes 15 seconds East 37.70 feet to the point of beginning. Containing 0.106 acres of land more or less.

Being a pertion of that parcel of land which by deed dated

November 2, 1872 and recorded among the Land Records of Baltimore

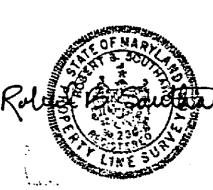
County, Maryland in Liber E.H.A. 77, Folio 137 was granted and

conveyed by William G. Harrison to William A. Stewart et al., Board

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THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

May 3, 1988
Our Job No. 82013-G (L82013G.1)



Page 2 of 2

DAFT-McCUNE-WALKER, MC



200 East Innsylvania Avenue
Towson, Maryland 21204
Telephone: 301—296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

Sign Parcel No. 3

A Portion of

McDonogh School, Inc. Property

Second Election District - Baltimore County, Maryland

Beginning for the same at a point situate on the northeasterly right-of-way line of Red Run Boulevard, said point being distant 346 feet more or less measured in a southeasterly direction along said line from the southeasterly right-of-way line of Painters Mill Road as shown on a plat of "Owings Mills Corporate Campus" and being recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 57, Page 59, thence leaving said northeasterly right-of-way line and running across Lot Two as shown on the aforesaid plat, referring all courses and distances of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the three following courses and distances, viz: (1) North 45 degrees 54 minutes 55 seconds East 30.00 feet, thence (2) South 45 degrees 18 minutes 21 seconds East 36.15 feet and thence (3) South 43 degrees 28 minutes 23 seconds West 30.00 feet to intersect the aforesaid northeasterly right-of-way line of Red Run Boulevard, thence running and binding on a portion thereof, (4) Northwesterly 37.43 feet along the arc of a curve to the right having a radius of 878.20 feet (said

arc being subtended by a long chord bearing North 45 degrees 18 minutes 21 seconds West 37.43 feet) to the point of beginning.

Containing 0.025 acres of land more or less.

Being a portion of that parcel of land which by deed dated

November 2, 1872 and recorded among the Land Records of Baltimore

County, Maryland in Liber E.H.A. 77, Folio 137 was granted and

conveyed by William G. Harrison to William A. Stewart et al., Board

of Trustees of the McDonogh Educational Fund and Institute.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

May 3, 1988

Our Job No. 82013-G (L82013G.2)



DAFT-McCUNE-WALKER



200 East Ennsylvania Avenue Towson, Maryland 21204 Telephone: 301—296-3333 Land Planning Consultants Landscape Architects Engineers & Surveyors

Description Sign Parcel No. 4

Portion of

McDonogh School, Inc. Property

Second Election District - Baltimore County, Maryland

Beginning for the same at a point situate on the southwesterly right-of-way line of Red Run Boulevard, said point being distant 355 feet more or less measured in a southeasterly direction from the southeasterly right-of-way line of Painters Mill Road as shown on a plat of "Owings Mills Corporate Campus" and being recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 57, Page 59, thence running and binding on a portion of said southwesterly right-of-way line of Red Run Boulevard, referring all courses and distances of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) Southeasterly 39.99 feet along the arc of a curve to the left having a radius of 1,290.00 feet (said arc being subtended by a long chord bearing South 48 degrees 24 minutes 04 seconds East 39.99 feet), thence leaving said southwesterly right-of-way line and running across Lot One as shown on the aforesaid plat the three following courses and distances, viz: (2) South 40 degrees 42 minutes 39 seconds West 30.00 feet, thence

(3) North 48 degrees 24 minutes 04 seconds West 40.92 feet and thence North 42 degrees 29 minutes 13 seconds East 30.00 feet to the point of beginning. Containing 0.028 acres of land more or less.

Being a portion of that parcel of land which by deed dated

November 2, 1872 and recorded among the Land Records of Baltimore

County, Maryland in Liber E.H.A. 77, Folio 137 was granted and

conveyed by William G. Harrison to William A. Stewart et al., Board

of Trustees of the McDonogh Educational Fund and Institute.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

May 3, 1988

Our Job No. 82013-G (L82013G.3)



Page 2 of

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 Date: July 13,1988 J. Robert Haines Zoning Commissioner John 8. Howard, Esq. 210 Allegheny Avenue Towers, Peryland 21204 Res Petition for Zoning Veriance CASE NUMBER: 89-33-A ME and SE/Cor. Painters Fill Road and Rad Run Blvd. (McDonogh School) 2rd Election District - 3rd Councilmenic Petitioner(s): McDonogh School, Inc. HEAPING SCHEDULED: THURSDAY, JULY 28, 1988 et 2:00 p.m. Please be advised that 105.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself. THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland, 21204, (15) minutes before No. 52891 BALTIMORE COUNTY, MARYLAND

FFICE OF FINANCE REVENUE DIVISION

INSCELLANEOUS CASH RECEIPT and post set(s), there for each set not 601115.000 PROM: The Dough School B 555***** 10500: a 2092F CO

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 J. Robert Haines Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Verience CASE NUMBER: 89-33-A NE and SE/Cor. Painters Fill Road and Red Run Blvd. (McDanagh School) 2nd Election District - 3rd Councilmenic Petitioner(s): McDonogh School, Inc.

HEARTHG SCHEDULED: THURSDAY, JULY 28, 1988 at 2:00 pum.

WATABLE to allow two stationery freestanding entrance identification signs with a total square footage of 12.5 sq. ft. in lieu of the permitted one 50 sq. ft. sign and to allow two stationary freestanding park identification signs with a total square footage of 144 ag. ft. in lieu of the parmitted one 150 ag. ft. sign.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Dr. William C. Mules

LAW OFFICES COOK, HOWARD, DOWNES & TRACY 210 ALLEGHENY AVENUE P.O. BOX 5517

TOWSON, MARYLAND 21204

TELEPHONE (301) 623-4111

TELECOPIER (301) 821-0147

DIRECT DIAL NUMBER

(301) 494-9167

May 23, 1988

JOHN B. HOWARD DAVID D. DOWNES DANIEL O'C. TRACY. JR JOHN H. ZINK, III JOSEPH C. WICH, JR. HENRY 8. PECK, JR. HERBERT R. O'CONOR. II THOMAS L HUDSON C. CAREY DEELEY, JR. M. KING HILL, III GEORGE K. REYNOLDS. III ROBERT A. HOFFMAN J. Robert Haines,

JUDITH A. ARMOLD DEBORAH C. DOPKIN KATHLEEN GALLOGLY COX KEVIN H, SMITH J. MICHAEL BRENNAN H. BARRITT PETERSON, JR KATHRYN L. KOTZ JAMES K. MACALISTER REGAN J. R. SMITH JAMES D. C. DOWNES (1906-1979)

Zoning Commissioner 111 W. Chesapeake Avenue Towson, Maryland 21204 Re: McDonogh School, Inc.

Item No.: 414

Dear Mr. Haines:

DCD/AAM/bw

cc: Ellen G. Miller James Dawson

On behalf of McDonogh School, Inc., ("McDonogh") this firm filed a Petition for Variance from sections 413.6(d) and (f) of the Baltimore County Zoning Regulations in connection with signs proposed for the Owings Mills Corporate Campus. McDonogh anticipates opening the Corporate Campus on November 1, 1988.

Based on the current docket, it is my understanding that the hearing on the Petition would not be scheduled until approximately the second or third week in August. The Petitioner's representative, Ellen G. Miller of K.S. Sweet Associates, will be out-of-town August 8 through August 31.

The material for the proposed signs is locally quarried stone and, as designed, fabrication of the signs requires that they be hand cut. The stone mason has advised McDonogh that the signs will take approximately three months to prepare. The Petitioner does not, of course, wish to authorize the costly and time consuming preparation of the signs unless and until a favorable determination is made.

Based upon the above, we are hereby requesting that the hearing be scheduled at the earliest opportunity and prior to August 8, 1988. Thank you for your kind consideration.

Very truly yours, Deborah C. Dopkin Dopkin

BB 16

89-33- A CERTIFICATE OF POUTING ZONING DEPARTMENT OF BALTIMORE COUNTY Tourse, Maryland

Petitioner: 711c Dairy Le School: Mic Location of property: ME will SE Cor. Painting: Mille Pd. and Red.
Russ Blod: Location of San I sign M. E. Carrer Pairtur Mille Ad. I Ped Pure Bbd.
1 sign S. E. Carrer Pointer Mill Rd. T Ped Run Bld.

> "DUPLICATE" CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed of _____ successive weeks, the first publication appear-

THE JEFFERSONIAN,

5. Zehen Orlina

must be in writing and received in this office by the date of the hearing

NOTICE OF HEARING

The Zoring Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified, herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoring Variance Case number: 89-33-A

NE and SE/Cor. Painters Mill Road and Red Run Blvd. (McDonogh School)

nogh School) 2nd Election District 3rd Councilmanic District

Petitioner(s):
McDonogh School, Inc.
Hearing Date: Thursday,
July 28, 1988 at 2:00 p.m.

Variance to allow two stationary freestanding entrance identification signs with a total square footage of 12.5 sq. ft. in lieu of the permitted one 50 sq. ft. sign and to allow two stationary freestanding park identification signs with a total square footage of 144 sq. ft. in lieu of the permitted one 150 sq. ft. sign.

In the event that this Petition is granted, a building permit may be

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commis-

sioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request

INTERSTATE 795 Residential McDonogh School 3 miles to INTERSTATE 695 Owings Mills Corporate Campus

Legend

LOT # ACREAGE

89-33-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204 Your petition has been received and accepted for filing this 25th day of May , 1984. Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee Petitioner's Attorney Juin E. Howard

Baltimore County Fire Department Towson, Maryland 21204-2586 Paul H. Reincke Chief June 7, 1988 J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Re: Property Owner: McDonogh School, Inc. Dennis F. Rasmussen
County Executive Location: NE and SE/Cor. of Painters Mill Rd., and Red Run Blvd. Zoning Agenda: Meeting of 5/24/88 Item No.: 414 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy. () 6. Site plans are approved, as drawn. ($_{\rm X}$) 7. The Fire Prevention Bureau has no comments at this time

> LAW OFFICES COOK, HOWARD, DOWNES & TRACY 210 ALLEGHENY AVENUE P.Q. BOX 5517 TOWSON, MARYLAND 21204

JOHN B. HOWARD DAVID D. DOWNES DANIEL O'C. TRACY, JR. JOHN H. ZINK, III JOSEPH C. WICH, JR. HENRY B. PECK, JR. HERBERT R. O'CONOR, III THOMAS L. HUDSON C. CAREY DEELEY, JR. M. KING HILL, 並 GEORGE K. REYNOLDS, M **ROBERT A. HOFFMAN** CYNTHIA M. HAHN

JUDITH A. ARMOLD DEBORAH C. DOPKIN KATHLEEN GALLOGLY COX TELEPHONE J. MICHAEL BRENNAN (301) 823-4111 H. BARRITT PETERSON, JR. TELECOPIER KATHRYN L. KOTZ (301) 821-0147 JAMES K. MACALISTER REGAN J. R. SMITH DIRECT DIAL NUMBER NEWTON B. FOWLER, III MARK E. SMITH

(301) 494-9166 August 8, 1988

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: Petition for Zoning Variance Case No. 89-33A (McDonogh School, Inc.)

ZONING OFFICE

JAMES D. C. DOWNES

Dear Bob:

Hand Delivery

J. Robert Haines, Esquire

Zoning Commissioner

Enclosed in accordance with your instructions at the July 28 hearing in the referenced case are:

1. Draft Findings of Fact and Conclusions of Law;

2. Colored vicinity map, (Petitioner's Exhibit 3); and,

3. Large scale drawing of proposed retaining walls and signs (Petitioner's Exhibit 4). If there is any additional information or assistance we can provide, please let us know.

Very truly yours,

RAH: JAA: bw Enclosures cc: Ellen G. Miller BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Bureau of Engineering Department of Traffic Engineering State Roads Commission

> Fire Prevention Health Department Project Planning Building Department Board of Education

Zoning Administration

Industrial Development

RE: Item No. 414 - Case No. 89-33-A Petitioner: McDoncgh School, Inc. Petition for Zoning Variance

Dear Mr. Howard:

John B. Howard, Esquire 210 Allegheny Avenue

Towson, Maryland 21204

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled acccordingly.

Very truly yours,

James & Dyer/dt

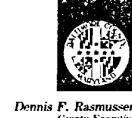
Zoning Plans Advisory Committee

Enclosures

cc: Daft McCune Walker Inc. 200 East Pennsylvania Avenue Towson, Maryland 21204

Baltimore County Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-5554

June 23, 1988



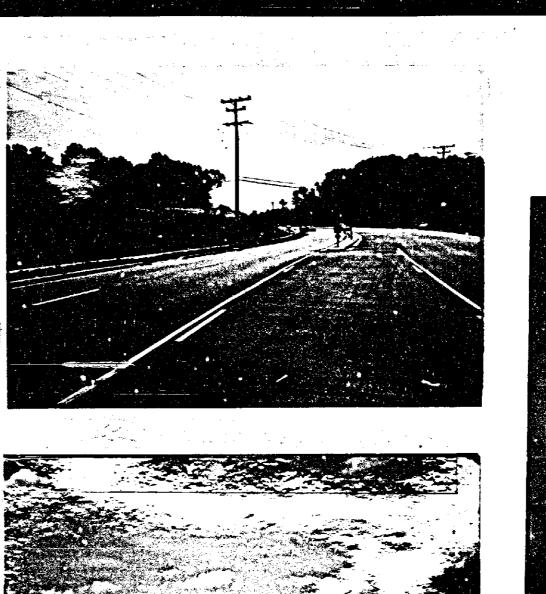
Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

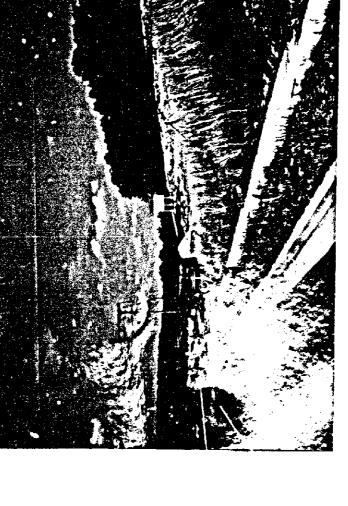
Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 408, 409, 410, 411, 412, 414, 415, 416 and 417.

> Very truly yours, Stephen E. Weber, P.E. Assistant Traffic Engineer

SEW/RF/pml-b





BARMORE COUNTY, MARY DID INTER-OFFICE CORRESPONDENCE

June 22, 1988

FROM P. David Fields, Director
Office of Planning and Zoning SUBJECT Zoning Petition #89-33-A

> This office is supportive of the subject proposal. This is the type of attractive signage that should be

> > Office of Planning and Zoning

cc: Shirley Hess, People's Counsel
J. G. Hoswell Zoning File

encouraged in Baltimore County.

cc: John B. Howard, Esquire

ZONING CFFICE

